

MINUTES
ENNIS ECONOMIC DEVELOPMENT CORPORATION
CITY COMMISSION CHAMBER
CITY HALL, 115 W. BROWN
TUESDAY, MARCH 8, 2016
4:00 P.M.

1. Call to Order
2. Roll Call
 - a. Board Members Present: Abram, Glaspy, Haupt, Jones, Montgomery, Newsom and Thomas
 - b. Members Absent:
 - c. Staff Present: Dixon, Nelson, Wade and Welch
3. Pledge of Allegiance was recited and the Invocation offered by Mr. Nelson
4. Consider approving the minutes of 9 February 2016.
 - a. Motion by Mr. Thomas; second by Mr. Abram to approve the minutes as presented.
 - i. Seven Ayes
5. Citizens Request for Public Hearing
 - a. No citizen addressed the Board
6. Finance Review
 - b. A review of the EEDC's current budget and finances was presented by Mr. Welch and Mr. Nelson.
 - c. The annual audit was presented to the Board by Greer Yeldell. Mr Yeldell indicated the EDC's finances are in good shape with no significant deficiencies noted.
7. Economic Development update
 - a. Industrial Development
 - i. Projects Update
 1. Dakota Drilling, \$1.5 million, 15 jobs
 - a. The project is nearing completion and has already met the jobs commitment.
 2. Ennis Steel I, \$8.2 million, 25 jobs
 - a. The project is underway with new equipment being installed.
 3. Firebird (Sterilite), \$17 million, 40 jobs
 - a. The project is underway with significant construction is occurring. Project completion is scheduled for mid July 2016.
 4. Viking (Cenveo), \$10 million, 40 jobs
 - a. The project is underway with new environmental control units being installed and internal infrastructure being prepared for new equipment.
 5. Stargazer (Leggett & Platt I), \$10 million, 40 jobs

- a. The project is underway with new manufacturing equipment being installed.
 - 6. Stargazer (Leggett & Platt II), \$5 million, 15 jobs
 - a. The project is in the engineering and regulatory stage (zoning)
 - 7. Project Grupo (Dalegip), \$10 million, 25 jobs
 - a. The project is underway with the land under non-refundable contract. Closing is waiting for a TCEQ letter confirming a site permit.
 - 8. Polyguard, \$5 million, 15 jobs
 - a. The project is cancelled.
 - 9. US Polyco, \$15 million, 20 jobs
 - a. The project is in the planning and evaluation stage.
 - 10. Ennis Steel II, \$2.9 million, 10 jobs
 - a. The project is underway with Ennis Steel requesting an targeted infrastructure grant.
 - 11. Schirm USA, land sale, 4.5 acres, \$74,540.00
 - a. The project is waiting for final approval from Schirm corporate.
- b. Downtown Development
- i. Downtown Master Plan was reviewed
 - 1. DMP is adopted and a project to fund the phase II contract is underway.
 - ii. Main Street Budget was reviewed.
 - 1. Main Street Board approved the FY 15-16 budget
 - iii. Downtown TIRZ was reviewed.
 - 1. Project is waiting for the DMP Phase II contract and project cost data from MESA.
 - iv. Alcoholic Beverage Establishments was reviewed
 - 1. The Ordinance allowing private clubs to be established in the downtown is going to Planning and Zoning and then to the City Commission.
 - 2. The Specific Use Permit application from Finn MacCool's is going to Planning and Zoning and then to the City Commission.
 - v. Historic preservation grant update
 - 1. An Historic Preservation Grant for 120 N Dallas for \$15,723.61 was reviewed.
 - vi. Façade grants update
 - 1. A Façade grant close-out for 117 N Dallas for \$7,500 was reviewed
 - 2. A Façade grant approval for 204 W Knox for \$7,500 was reviewed

- vii. Project Lionheart, a type b project to fund a downtown master plan – implementation plan (including design guidelines and downtown zoning overlay) was reviewed.
- viii. Downtown Events update
 - 1. Bluebonnet festival is schedule for 15, 16 and 17
 - 2. Farmers Market is being upgraded with new benches, trash receptacles and seasonal planters.
 - 3. Freedom Festival is being conducted at the Texas Motorplex on Saturday July 2nd. Features, fireworks, kid-zone and live entertainment
- c. Commercial Development update
 - i. Permitted total: \$6,398,102.90 (18 projects)
 - ii. Planning total: \$1,760,000.00 (5 projects)
 - iii. TOTAL: \$8,158,102.90
- d. Retail Development update
 - i. Project Retail update
 - 1. Project retail provides \$25,000 to fund retail recruiting activities.
- e. Residential Development update
 - i. A development opportunities packet was prepared and is being used to communicate opportunities in Ennis.

8. Actions:


- a. Consider approving a “resolution of support” to allow alcoholic beverage establishments “private clubs without a food and beverage certificate” to operate in the historic downtown under authority of a specific use permit.
 - i. Motion by Mr. Haupt; second by Mr. Thomas to approve a “resolution of support” to allow alcoholic beverage establishments “private clubs without a food and beverage certificate” to operate in the historic downtown under authority of a specific use permit.
 - 1. Seven Ayes
- b. Consider approving an Historic Preservation Grant for 120 N Dallas in an amount of \$15,273.61 (EDC budget line item “Historic Preservation Grants”).
 - i. Motion by Mr. Abram; second by Mr. Jones to approve an Historic Preservation Grant for 120 N Dallas in an amount of \$15,273.61 (EDC budget line item “Historic Preservation Grants”).
 - 1. Seven Ayes
- c. Consider approving a façade grant close-out and payment for 117 N. Dallas in an amount of \$7,500.00. (EDC budget line item “Façade Grants”)
 - i. Motion by Mr. Newsom; second by Mr. Thomas to approve a façade grant close-out for 117 N. Dallas in an amount of \$7,500 (EDC budget line item “Façade Grants”).
 - 1. Seven Ayes
- d. Consider approving a façade grant for 204 W. Knox in an amount not to exceed \$7,500.00. (EDC budget line item “Façade Grants”)

- i. Motion by Mr. Haupt; second by Mr. Abram to approve a façade grant for 204 W. Knox in an amount not to exceed \$7,500.00. (EDC budget line item "Façade Grants")
 1. Seven Ayes

e. A public hearing to consider approving Project Lionheart, a type B project whose purpose is to fund a professional services contract with MESA + Planning to create an "Implementation Plan" for the downtown master plan, amend the EEDC FY 15-16 budget to provide \$40,000.00 to fund the project and authorize the President to execute any and all documents required to complete the action was opened, no public comment and closed.

- i. Motion by Mr. Haupt; second by Ms. Glaspy to approve Project Lionheart, a type B project whose purpose is to fund a professional services contract with MESA + Planning to create an "Implementation Plan" for the downtown master plan, amend the EEDC FY 15-16 budget to provide \$40,000.00 to fund the project and authorize the President to execute any and all documents required to complete the action.
 1. Seven Ayes

9. Meeting adjourned at 5:16 Pm CST.



RUSSELL R. THOMAS
Secretary

MWN